



MLS#: **S1519142** Commercial/Industrial **A-Active**  
**611 W Manlius Street** VR Pricing: **No** List Price: **\$650,000**  
County: **Onondaga** Zip: **13057**  
Town/City: **Dewitt** Pstl City: **East Syracuse** Cross St: **Burnet Ave**  
Area#: **East Syracuse-Village-312601**  
Village: **East Syracuse-Village** Acres: **0.49**  
Subdivision: Lot Front: **165**  
TxMap#: **312601-004-000-0014-001-002-0000** Lot Depth: **128**  
City Nghbrhd: Lot Shape: **Rectangular**  
School Dist: **East Syracuse-Minoa** Lot #: **1**  
Type of Sale: **Normal**  
High School: **East Syracuse-Minoa Central High**  
Middle School:  
Elem School:  
State: **NY - New York** Gr SqFt: **2,688**  
Trans Type: **Sell**  
Year Built: **1985**  
Yr Blt Desc: **Existing**  
# Attach: **1** # Photo: **15**

#### Listing Office Information

Offc Name: **Coldwell Banker Prime Prop,Inc (CBPP03)**  
Offc Addr: **6800 East Genesee Street  
Fayetteville, NY 13066**  
LA Name/ID: **John Scott Conway (conwayjo)**   
LA Email: **Scott.Conway@coldwellbankerprime.com**  
LA Dir Phone/Fax: **315-446-2910/315-446-0494**  
LA 2 Name/ID: **James Gamble (GambleJA)**   
LA 2 Email: **jamesgamble@cbpp.com**  
LA2 Dir Ph/Fax: **315-214-2277/315-468-0266**  
Owner Name: **Steven C Henry**  
Owner 2: **Charles Teller**  
Owner Addr:

Offc Lic#: **10391201077**  
Offc Phone: **315-446-2910**  
Offc Fax: **315-446-0494**  
LA Cell #: **315-481-9049**  
LA Acpts Txt: **10401310755 (NY)**  
LA License #: **315-436-1065**  
LA2 Cell: **30GA1026264**  
LA2 Acpts Txt: **3**  
LA2 NY Lic#: **3**  
Comp (Brk): **3**  
Comp (BA): **3**  
Comp (SA): **3**  
Exclusions:

#### Comp Comments:

Seller Attorney:  
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**

Seller Atty Email:  
List Date: **02/02/2024**  
Expire Date: **02/02/2025**  
DOM: **80**

Negotiation w/:  
Show Appt/Desc: **315-481-9049/Agent; Call List Agent for Showing Instructions**  
Private Rmrks: **No sign requested. For access to the property, contact Listing Agent for Showing Instructions. Please do not enter property during business hours.**

Branded VT: **Click Here**  
Unbranded VT: **Click Here**

Aerial Drone Video:

Virtual Tour 3D:

Ad Headline:

Ad Copy:

Sub Board: **Syracuse**

Attribution Contact: **315-446-2910**

#### General Information

Category: **Commercial**  
Sale Incl: **Land, Building and Business**  
Type Bldg: **Automotive**  
Bus Name: **Village Auto**  
Bus Type: **Automotive**  
Elec Svc:  
Prop Use: **Conforming, Grandfathered**  
Location: **Business District**  
Floor: **Concrete**  
Parking: **25/Surfaced**  
Zoning: **Com1**  
Water Related Features:

Tot Units:  
# Stories: **2.0**  
# Bldgs: **1**  
Franchise: **No**  
Avail Prkg: **25**  
Mx Ceil Hgt: **12**  
Mx OH Dr: **10**  
On Wtrfrt: **No**  
Name:  
Basement:  
Loading:  
Water Frontage Access:

Office SqFt:  
Manuf SqFt:  
Res SqFt:  
Retail SqFt:  
Leased SqFt:  
Wrhse SqFt:  
Vacant SqFt:

Public Remarks: **Established in 1981, and a well known Auto Service Center. Over 2688 Square Feet of Garage and Office space. Garage has 3 Bays and Lifts, 10' Overhead Doors and 12' Ceiling Height, Radiant Heat, Forced Air, AC-Multi Zone, Clean Energy CE-180 Hot Water Boiler and most equipment included. 25+ parking spaces on this 1/2 acre lot.**

Directions: **From 690 take Thompson Road North and turn right onto Burnet Ave, then turn left onto W Manlius St. Address is 611 W Manlius St.**

#### Utilities Information

HVAC Type: **Forced Air**  
Heating Fuel: **Gas, Oil**  
Type of Well:  
Energy Eqpt: **Oil Tank-Above Ground**

Sewer/Water: **Public Sewer Connected, Public Water Available**  
Boiler Type: **Hot Water Boiler**  
Well Location:

#### Additional Information

Living Qtrs: **Yes/Apartment**  
Available Docs: **Deed, Survey**  
Bldg Misc: **Air Compressor, Bays, Furniture/Equipment, Garage, Offices, Phone/Intercom, Pole Sign, Restroom - Office, Shop Lockers, Stalls, Tools, Walk-Up**  
Public Trans: **2-3 Blocks**  
Total # Residential Units:  
Studio: Docks: Yrs Estb: **1,981**  
1 Bed: Rooms: Seat Cap:  
2 Bed: Trk Bays:  
Construction: **Block, Wood**  
Roof: **Asphalt, Shingles**  
Accessibility: **Entry Level Bedroom**  
Seller Desires:

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**Financial Information**

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Possible Fin: **Cash, Commercial Loan, Conventional**

1st Mtg Bal:

2nd Mrt Bal:

Escrow Agt/Bnk: **TBD/TBD**

Gross Annl Inc:

Annl Op Exp:

PriceChg Time:

Inc/Exp Info:

Op Exp Incl:

Equity:

**\$650,000**

Tax Info:

Assess Val:

**\$108,000**

Annl Spc Assess:

**\$0**

Net Op Income:

Town/Cnty Tax:

**\$1,236**

City/Vil Tax:

**\$1,159**

School Tax:

**\$2,286**

Total Taxes:

**\$4,681**

Orig. List Price:

**\$650,000****Provided By Accountants****Accounting/Legal, Advertising, Gas/Oil, Insurance, Utilities**

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**Display & Occupancy Information**

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Possession: **At Closing**

Internet:

**Yes**Inet St Adrs: **Yes**IDX: **Yes**

Lockbox Serial #:

AVM: **No**Blog: **No**Realtor.com: **Yes**

Vacancy Rate:

MLS#: **S1519142**

James Gamble

NY Licensed Assoc. R.E. Broker

Coldwell Banker Prime Prop,Inc

5010 W. Genesee Street Camillus, NY 13031

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